

## **Board of Appeals Meeting (Thursday, January 8, 2026)**

*Generated by Appeals Bd on Friday, January 9, 2026*

**1. CALL TO ORDER:** Meeting called to order at 6:30 PM

A. January 08, 2026 Board of Appeals Meeting

### **2. ROLL CALL:**

A. Attendance of Members and Staff Support

### **3. AGENDA:**

A. January 8, 2026 Board of Appeals Meeting Agenda

## **4. BOARD OF APPEALS MEMBER ANNUAL ELECTIONS**

### **A. Motion and Vote for BOA 2026 Chair**

"Motion for George Allan Hayden, Sr. to be the BOA 2026 Chair."

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

### **B. Motion and Vote for BOA 2026 Vice Chair**

"Motion for John Brown to be the BOA 2026 Vice Chair."

Motion by George Allan Hayden Sr, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

## **5. PUBLIC HEARINGS:**

### **A. VAAP25-1740/Reese**

"In the matter of VAAP 25-1740, the Reese Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 71.8.3 to disturb the Expanded 100' Critical Area Buffer for a pool and patio."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

### **B. VAAP25-1847/Redden**

"Motion to continue VAAP25-1847, Redden Property to the Board of Appeals February 12, 2026 meeting at 6:30pm in the Commissioners meeting room located at Chesapeake Building, 41770 Baldrige St., Leonardtown, MD."

Motion by John Brown, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

### **C. VAAP25-1239/Dotson**

"In the matter of VAAP 25-1239, the Dotson Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 41.7.5 to build a deck closer to the water than the principal structure on the adjacent property."

Motion by John Brown, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

**D. VAAP25-2136/Tancreto**

“In the matter of VAAP25-2136, the Tancreto Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 71.8.3 to disturb the 100’ Critical Area Buffer for a house and driveway.”

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

**E. VAAP25-1468/Gill Waddingham**

“In the matter of VAAP 25-1468, the Gill and Waddingham Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 71.8.3 to disturb the Expanded 100’ Critical Area Buffer for a replacement house and driveway.”

Motion by Rita Weaver, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

**6. Review and Approval of the St. Mary's County Board of Appeals 2025 Annual Report**

**A. Moved to February 12, 2026 meeting.**

**7. REVIEW AND APPROVAL OF MINUTES:**

**A. Review and Approve the November 19, 2025, BOA Meeting Minutes**

"Motion to approve the November 19, 2025, BOA meeting minutes"

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

**8. REVIEW AND APPROVAL OF ORDERS:**

**A. VAAP23-1978/Boothe Order**

"Motion to approve and sign the VAAP23-1978/Boothe Order"

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

**B. VAAP25-1801/Rickett Order**

"Motion to approve and sign the VAAP25-1801/Rickett Order with corrections."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

**9. ADJOURNMENT:**

**A. Adjourn the January 8, 2026 Board of Appeals meeting**

"Motion to adjourn the January 8, 2026 Board of Appeals meeting at 9:59 pm."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown